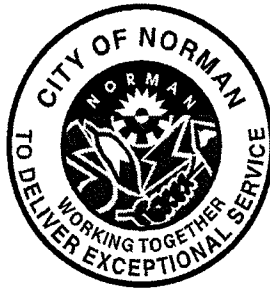


# **City of Norman, OK**

*Municipal Building Council Chambers  
201 West Gray Street  
Norman, OK 73069*



## **Meeting Agenda**

**Thursday, April 14, 2011**

**6:30 PM**

**City Hall**

**Planning Commission**

Thursday, April 14, 2011 -- 6:30 p.m. -- City Council Chambers -- 201 West Gray Street

*NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicants at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner within 350 feet of each rezoning request.*

*Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.*

**1      ROLL CALL**

**2      CONSENT ITEMS**

*INFORMATION: This item is placed on the agenda so that the Planning Commission, by unanimous consent, can designate those agenda items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.*

*ACTION NEEDED: Motion to place Item Nos. 3 through 5 on the Consent Docket and approve by one unanimous vote.*

*ACTION TAKEN: \_\_\_\_\_*

**3      TMP-129      Approval of the March 10, 2011 Regular Session Minutes**

*ACTION NEEDED: Approve the minutes as submitted, or as amended.*

**4      COS-1011-7      Consideration of a Rural Certificate of Survey submitted by James and Judy Arms (Lemke Land Surveying) for LOT 4 ARMS ACRES generally located on the south side of Indian Hills Road approximately one-quarter mile west of North Porter Avenue.**

*ACTION NEEDED: Recommend approval of the Rural Certificate of Survey for LOT 4 ARMS ACRES and forward the Certificate of Survey to the City Council for their approval and acceptance.*

**Attachments:**    Lot 4 ArmsAcres Location Map

ArmsAcresCOS

Arms Acres COS Staff Report

- 5      **PP-1011-17**      Consideration of a Preliminary Plat (Reapproval) submitted by Terra Verde Development, L.L.C. (SMC Consulting Engineers, P.C.) for LITTLE RIVER TRAILS ADDITION, A Planned Unit Development, generally located on the west side of North Porter Avenue approximately 1,100 linear feet north of Tecumseh Road.

*ACTION NEEDED: Recommend approval or rejection of the Preliminary Plat for LITTLE RIVER TRAILS ADDITION, A Planned Unit Development to the City Council.*

**Attachments:**   Little River Trails PP Location Map  
                              LittleRiverTrailsPrelimPlat  
                              Little River Trails PP Staff Report  
                              LittleRiverTrailsTraffic  
                              LittleRiverTrailsPrelimSitePlan  
                              LittleRiverTrailsTypicalLot  
                              LittleRiverTrails Pre-Devel Summary  
                              LittleRiverTrails Greenbelt Comments  
                              PD11-11 Little River Trails GES

#### **NON-CONSENT ITEMS**

- 6      **O-1011-33**      Eve M. Cohn, D.C., requests Special Use for an Office (Medical/Chiropractic) for property currently zoned R-3, Multi-Family Dwelling District, located at 423 E. Eufaula Street.

This item has been withdrawn by the applicant. It appears on the agenda because it had already been advertised.

7

*Consideration of a request submitted by Hallbrooke Development Group One, L.L.C., for property generally located on the north side of Indian Hills Road and east of 36th Avenue N.W.*

- 7a      **R-1011-108**      Hallbrooke Development Group One, L.L.C., requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1011-10) to delete the Outer Loop Designation and change a portion of the tract to Open Space/Park Designation and a portion to Office or Medium Density Residential Designation for 41.61 acres of property generally located on the north side of Indian Hills Road and east of 36th Avenue N.W.

**Attachments:**   CommercePkwy2025 Location Map  
                              Commerce Parkway 2025 Staff Report

- 7b      **O-1011-51**      Hallbrooke Development Group One, L.L.C., requests rezoning from A-2, Rural Agricultural District (6.09 acres and 8.67 acres), and PUD, Planned Unit Development (6.20 acres), to PUD, Planned Unit Development (12.29 acres), and PL, Parkland District (8.67 acres), for 41.61 acres of property generally located on the north side of Indian Hills Road and east of 36th Avenue N.W.

**Attachments:**    Commerce PkwyRezone Location Map  
                          Commerce Parkway PUD Staff Report  
                          Commerce Parkway PUD Narrative

- 7c      **PP-1011-19**      Consideration of a Revised Preliminary Plat submitted by Hallbrooke Development Group One, L.L.C. (SMC Consulting Engineers, P.C.) for COMMERCE PARKWAY ADDITION, A Planned Unit Development and Park, generally located on the north side of Indian Hills Road and east of 36th Avenue N.W.

*ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1011-108, Ordinance No. O-1011-51, the Site Development Plan and accompanying documentation, and recommend approval or rejection of the Revised Preliminary Plat for COMMERCE PARKWAY ADDITION, A Planned Unit Development and Park, to the City Council.*

*ACTION TAKEN:*

**Attachments:**    CommercePkwyPP Location Map  
                          CommercePkwyRevPrelimPlat  
                          Commerce Parkway PP Staff Report  
                          CommercePkwyTraffic  
                          CommercePkwySitePlan  
                          CommercePkwyAlleyWaiver  
                          CommercePkwy Pre-Devel Summary  
                          CommercePkwy Greenbelt Comments  
                          PD11-10 Commerce Parkway GES

## 8

*Consideration of a request submitted by L&S Development II, L.L.C., for property generally located on the south side of Indian Hills Road and approximately 1,318 linear feet east of 48th Avenue N.W.*

- 8a      **R-1011-106**      L&S Development II, L.L.C., requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1011-9) from Future Urban Service Area to Current Urban Service Area for 48.29 acres of property generally located on the south side of Indian Hills Road and approximately 1,318 linear feet east of 48th Avenue N.W.

**Attachments:**    Glenridge2025 Location Map  
                          Glenridge 2025 Staff Report

- 8b      **O-1011-49**      L&S Development II, L.L.C., requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 48.29 acres of property generally located on the south side of Indian Hills Road and approximately 1,318 linear feet east of 48th Avenue N.W.

**Attachments:**   Glenridge Rezoning Location Map  
                             Glenridge PUD Staff Report  
                             GLENRIDGE PUD Narrative

- 8c      **PP-1011-18**      Consideration of a Preliminary Plat submitted by L&S Development II, L.L.C. (SMC Consulting Engineers, P.C.) for GLENRIDGE ADDITION, A Planned Unit Development, generally located on the south side of Indian Hills Road and approximately 1,318 linear feet east of 48th Avenue N.W.

*ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-1011-106, Ordinance No. O-1011-49, the Site Development Plan and accompanying documentation, and recommend approval or rejection of the Preliminary Plat for GLENRIDGE ADDITION, A Planned Unit Development, to the City Council.*

*ACTION TAKEN:*

**Attachments:**   GlenridgePP Location Map  
                             GlenridgePrelimPlat  
                             Glenridge PP Staff Report  
                             Glenridge Traffic  
                             GlenridgeTypicalLot  
                             Glenridge Pre-Devel Summary  
                             Glenridge Greenbelt Comments  
                             PD11-09 Native Prairie GES

## **9      CONSIDERATION OF PROPOSED ORDINANCES**

- 9a      **O-1011-52**      AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 19 OF THE CODE OF THE CITY OF NORMAN TO PROVIDE FOR STANDARDS AND REQUIREMENTS FOR A DESIGNATED WATER QUALITY PROTECTION ZONE INCLUSIVE OF THE LAKE THUNDERBIRD WATERSHED; AND PROVIDING FOR THE SEVERABILITY THEREOF.

**Attachments:**   WQPZ Staff Report  
                             O-1011-52 Ch. 19 WQPZ 04-04-11

- 9b      **O-1011-53**      AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 (ZONING ORDINANCE) OF THE CODE OF THE CITY OF NORMAN TO ADD A SECTION 429.7 CREATING A ZONING OVERLAY DISTRICT FOR THE WATER QUALITY PROTECTION ZONE AND AMENDING SECTION 441(11) PROVIDING FOR SUBMITTALS FOR A VARIANCE FROM THE REQUIREMENTS OF THE WATER QUALITY PROTECTION ZONING OVERLAY DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

*ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1011-52 and Ordinance No. O-1011-53 to the City Council.*

*ACTION TAKEN: \_\_\_\_\_*

**Attachments:** O-1011-53 Adding Section 429.7 to Zoning 04-04-11

10      **MISCELLANEOUS DISCUSSION**

11      **ADJOURNMENT**